

\$670,000 INVOLVED
IN BUILDING PERMIT

Two Apartments Costing Over \$100,000 Soon to Be Erected in This City.

FOUR OTHERS PLANNED

Nearly Fifty Dwellings Also Included in Rights Granted During Week.

Erection of six apartment houses, two of them costing more than \$100,000 each, and of nearly fifty dwellings, was provided for in the list of permits issued this week by the building inspector.

The total value of permits granted local builders was in the neighborhood of \$670,000.

Thomas R. Asquith will build an eight-story apartment house at 1507 M street northwest at a cost of \$175,000, it was disclosed. Howard Etchison will erect an apartment building at 3220-22 Wisconsin avenue northwest, at cost \$105,000.

Other Permits Issued.

The other permits follow:

E. A. Smith, to repair 2035 P street; cost, \$3,500.

J. Zarlin, to build stores, 1416-18-20 Florida avenue northeast; cost, \$5,000.

E. H. Young, to build three homes, 911-915 Massachusetts avenue northeast; cost, \$20,000.

J. O. Miller, to build homes, 4147-4149 Gault place northeast; cost, \$2,000.

M. Goldenberg, to repair 904 7th street; cost, \$3,000.

F. A. Blundon, to build three apartments, 2931, 33 and 35 Tilden street; cost, \$28,000.

Middaugh & Shannon, to erect garages, rear 2908-10-12-14 32d street; cost, \$2,400.

E. W. Smoots Company, to build dwelling, 1360 Madison street; cost, \$16,000.

C. E. Remsburg, to build, 1210 Monroe street northeast; cost, \$6,250.

Howard Etchison, to build twelve homes, 14 to 36 15th street southeast; cost, \$48,000.

Henry N. Brauner, Jr., to build public garage, 1220-1222 22d street; cost, \$59,000.

J. B. Wilkins, to build home, 1227 Randolph street northeast; cost, \$3,000.

H. T. Offenderling, to erect garage, rear 1627 Kennedy place; cost, \$5,000.

Charles E. Wire, Inc., to build four homes, 3335-3337 Keokuk street and 3338-3340 Legation street; cost, \$30,000.

Many More Residences.

Charles E. Wire, Inc., to build, 3920-3922 Livingston street; cost, \$15,000.

The Hoffman Company, Inc., to build garage, 1534 Pennsylvania avenue southeast; cost, \$20,000.

Boss & Phelps, to build apartment, 1715 Oregon avenue; cost, \$80,000.

W. H. Blane, to build home, 3419 7th street northeast; cost, \$2,500.

Lacy & Bell, to build fine homes, 420-424 Kenyon street; cost, \$25,000.

M. and R. B. Warren, to build, 3720 Bradywine street; cost, \$2,500.

M. and R. B. Warren, to build, 4632 to 4638 Reno road; cost, \$20,000.

W. H. Spillhouse, to repair 1016 7th street; cost, \$2,062.

P. O. CLERKS HOLD SMOKER.

Local No. 140, Federation of Post Office Clerks, held a smoker and musical entertainment at Typographical Temple Thursday night. Officials of the Office Department and the Washington city post office were guests. Charles Pindell acted as master of ceremonies. J. T. Sheehy was chairman of the entertainment committee.

REALTY BOARD'S
QUOTA IS FILLED

Applications, However, Will Be Acted on as They Are Received.

While applications for membership in the Washington Real Estate Board will continue to be acted on as they are received, the board of itself will not endeavor to solicit more members, as the quota set in the recent drive has been reached. It was announced today by H. Clifford Bangs, chairman of the membership committee.

A total of forty-two active and associate members were admitted to the board at a recent meeting of the executive committee, closing the drive, according to John A. Petty, executive secretary. The final group of members brought the personnel of the organization to the strength desired, it was stated.

Thanks Committee.

President Harry K. Boss of the board, took occasion, to thank the membership committee for its accomplishment "in producing the necessary results in so short a time." The committee will not be discharged, but will investigate and pass on any applications received from time to time, it was explained.

In view of the success of the first special function of the board, as represented in the realtors' dance held Tuesday night of this week at Wardman Park Hotel, it was predicted by members of the dance committee that one or two more dances would be held before spring. These gatherings are expected to serve as "get-acquainted" meetings for the newer members.

New Members.

The list of new members admitted by the executive committee follows:

Active class—M. M. Parker & Co., Enos S. Newman, Takoma Park Realty Company, Marshall McKibbin and McKey Realty Company.

Salesmen's class—Paul Ryan, R. L. Hughes, J. Clarence Welch, O. B. Zantinger, Jr., Guy Birchhead, J. D. Mattingly, Charles P. Knapp, Copeland Jones, Dion K. Kerr, J. B. Boone, Lansing Volk, Stuart C. McAllister, Henry T. Gibson, Lovick P. Liles, E. B. McIntyre, Roland A. Waddill, W. L. Trenholm, Abrams, Thomas M. Neale, George R. Dickson, H. Clifford Bangs, Eugene A. Barry, Frank A. Jones, William D. Coombs, S. D. Cramer, Edward S. Handboe, Earl C. Lane, J. C. Mannaker, Walter P. Monson and Lee D. Latimer, Jr.

Associate class—Arthur B. Heaton, District National Bank, E. H. Gruyer, Wallingford & Connor and David A. Baer.

Property owners' class—Aldrich C. Wiley, Gerson Nordlinger and Berkeley L. Simmons.

HOME SITES BOUGHT
BY D. C. RESIDENTS

Shannon & Luchs Arrange Disposal of Seven Properties in Recent Announcements.

Several home sites were included in transactions recently arranged by Shannon & Luchs.

George L. Beck purchased from the Lynchburg Investment Corporation several lots in Fourteenth Street Terrace, which are to be the site for a residence to be built by the new owner.

A parcel of ground on Euclid street has been transferred from Lucie J. Snyder to William O. Engler. The new owner plans to erect a residence on the site.

Premises 1410 Decatur street, a seven-room and two-bath house, was sold by Alecia J. Melton to Ralph

PLAN APARTMENT HOUSE AT 18TH AND KALORAMA.



EIGHT-STOREY APARTMENT BUILDING TO BE ERRECTED AT 18TH STREET AND KALORAMA ROAD BY ERNEST G. WALKER. STERN & TOMLINSON ARE THE ARCHITECTS.

RECENT REALTY SALES
REPORTED BY DEALER

Fourteenth Street Property to Be Remodeled, Says W. Gilbert Dent.

W. Gilbert Dent, president of the real estate firm of Gardiner & Dent, reports a number of business and residential properties transferred recently through that office.

Premises 1810 14th street northwest was sold for O. E. and I. B. Pendleton. This is a two-story and basement brick building occupying a lot with a frontage of 18 feet and a depth of 125 feet to an alley. The consideration was \$25,000. It was purchased by a local contractor, who will remodel the property into a modern business building.

A dwelling at 1212 Jefferson street northwest was sold for D. J. Dunigan. This is one of a row of new houses recently completed by Mr. Dunigan. It is a two-story colonial brick structure, containing eight rooms and bath. The consideration was \$8,450. The purchaser will occupy it.

George H. and Ada McDonald were the purchasers through the same office of premises 3324 Georgia avenue. This is a two-story and basement brick house containing six rooms and bath, with modern improvements. It was sold for Ida Niemetz at a consideration said to have been \$5,500.

Edwin M. Dulin sold premises 209 Massachusetts avenue northwest, a two-story brick building containing six rooms and bath. The consideration was \$6,500.

The firm also reports the sale of a 125-acre farm near Clinton, Prince Georges county, Md., for W. H. Thomas. The improvements consist of a two-story and basement brick dwelling, barn and outbuildings. The property was purchased by R. H. Cissel for \$18,000.

E. Lawrence, who will occupy the premises.

A bungalow, 5360 13th street, was purchased by Florence E. Seagren, a local resident, from W. H. Thomas. The improvements consist of a two-story and basement brick dwelling, barn and outbuildings. The property was purchased by Joseph P. Nelson. Of the six-room and bath bungalows on Hamilton street, John C. Biggs purchased No. 1213 and Earl P. Warfield No. 1217.

PROPERTY RIGHTS
DETAILED TO CLASS

Charles S. Shreve Explains Importance to Y. M. C. A. Real Estate Students.

Property rights are not generally understood thoroughly outside the legal fraternity, although they form a highly important phase of real estate practice, according to Charles S. Shreve, former secretary of the Washington Real Estate Board.

In discussing this subject before the real estate class at the Y. M. C. A. this week, Mr. Shreve sketched the history of property rights and traced through the various centuries the connecting links which form the basis of the modern law. It was explained that a practical subdivision of property rights could be made in three parts: First, actual possession; second, right of possession; and third, right of property. The first degree is the bare possession or actual occupancy of land without a right to hold or continue such possession.

Right of Possession.

The second part is subdivision where the right of possession may be in one person, while the actual possession is in another. The right of possession, he explained, is more valuable because the owner thereof may assert his right and dispossess the one who is merely actual possessor. The third subdivision arises when a party owns the estate in the property and, in addition thereto, enjoys the right of possession and actually occupies or possesses. These three attributes constitute a perfect title, the speaker stated.

In discussing the various estates in title to real estate, it was explained that the first and most important is the fee-simple estate, the one with which a realtor is most frequently in contact. This is an estate to a person forever without any conditions. Another, known as an estate for life, is granted by a deed or will for the life of the grantee or to the

1603 K STREET BOUGHT
BY CONNECTICUT SENATOR

Brandegge Purchases Property From David A. Baer—Consideration Reported at \$70,000.

Senator Frank Brandegge of Connecticut has purchased the residence at 1603 K street northwest from David A. Baer for a consideration indicated by stamps on the deed to have been in the neighborhood of \$70,000. Whether the senator intends to live on the premises or to hold the property for investment purposes was not disclosed.

The house was recently purchased by Mr. Baer from the Johnston estate and contains about twenty rooms and six baths.

The sale to Senator Brandegge was made through the offices of Shannon & Luchs and H. Foster Dulaney jointly.

Life Tenants.

Life tenants have a restrictive enjoyment of their rights. The lands must be used in a manner not to prejudice the rights of any who will acquire title at the termination of the life estate. No waste must be committed. At the same time, however, the right to crops and the like is vested in the life tenant.

At the next meeting of this class G. Percy McGuire will discuss "Relations Between Landlord and Tenant."

Exhibit
2733 Conn. Ave.
Bet. Woodley Rd. & Cathedral Ave.
Delivery About February 15th

Prices \$20,000

Built, Owned and For Sale By

Middaugh & Shannon, Inc.
Woodward Bldg., 15th & H
Tenth Floor Main 6935

HOMES TO TYPIFY
ENGLISH VILLAGE

Exclusive Suburban Project on Woodley Road Soon to Be Undertaken.

Construction by Harry Wardman of a novel English village, with all the quaintness associated with such places in the old world, on a twelve- and-a-half-acre tract of land on Woodley road, adjoining to the east the property of Canon Russell of St. Alban's, will be started at once, it was announced today.

The site is located in the immediate neighborhood of the home of Charles J. Bell and the James Parmelee estate, and is considered ideal for an exclusive suburban colony.

While adhering to the atmosphere of an old English village, the project will embody all the conveniences and necessities required in modern home building, it is stated.

Houses of Varying Sizes.

The houses will range in size from twelve rooms and four baths to six rooms and one bath. The larger houses will occupy lots approximately 100x100 feet, and will be detached, while some of the smaller ones will be built in groups of two and three. The houses will have ample porch space and garage facilities. The Woodley road frontage of 700 feet will be divided into 100-foot lots, and will be improved by seven large, detached houses.

The prices of the houses in the development will range from approximately \$10,000 to \$50,000.

Work on this project will progress rapidly, and by late spring or early summer some of the houses will be ready for occupancy, it is understood.

Privilege to Investor.

One feature of the scheme is that a prospective purchaser may select a lot and Mr. Wardman will build him a house that will embody any ideas that he may advance.

Nothing will be spared to make the village a show place, it is declared. Mr. Wardman on his recent trip to England gathered much important data and many ideas that will be used in the development.

HISTORIC EMBASSY TO BE TORN
DOWN IN BUSINESS ADVANCE

With the purchase by investors of the Austrian embassy, 1805 Connecticut avenue, and the residence of Charles J. Bell, 1327 Connecticut avenue, preparations are being made for turning these noted residential properties to business uses.

The historic embassy building will be torn down at once to permit the creation of four or five store and office buildings, it was learned today at the office of Glover & Fletcher, which firm, with Weaver Bros., handled the sale for the Austrian and Hungarian governments. The architectural construction of the building precludes its being remodeled for business successfully, it was stated.

The Bell home will be rebuilt for business purposes by the investor, whose name was withheld. It was stated today by Randall H. Hagner, president of the firm arranging the sale.

While the actual consideration in this deal was not disclosed, it is understood that Mr. Bell was holding his property for around \$125,000. The specific nature of the business purposes to which the residence will be converted was not divulged.

Mr. Bell's house has a frontage on Connecticut avenue of fifty-five feet and a depth of about 100 feet. The residence is a three-story brick structure, with basement, covering the entire frontage. There are about twenty-five rooms and a number of baths.

The embassy building has a frontage of seventy-one feet on Connecticut avenue and a depth extending to 18th street, where the frontage is seventy-eight feet. The stores to be constructed here will front on both streets, it is said. The house has a large number of rooms and baths, with a chancery on the 18th street front.

The price paid by the unnamed investor in this transaction was not given. The proceeds of the sale, it is understood, will be divided between the two governments to be used for the erection or purchase of suitable separate embassies.

BILL FOR NEW BUILDING.

Chairman Focht to Propose \$150,000 for Casualty Hospital.

Chairman Focht of the House District committee announced yesterday that he will introduce a bill authorizing the appropriation of \$150,000 for a new Casualty Hospital building.

This announcement was made after he had held a conference with Charles O'Neill and Dr. William P. Reeves, a member of the Casualty Hospital staff.

Store and 7-Room Dwelling
7th Street Near H
(Modern Front)
Immediate Possession

Price, \$40,000

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713 14th Street N.W.

BOSS & PHELPS
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The Location Is One of Washington's Finest

Varnum St.
North Side

Just East of
16th St. N.W.

Built by Wenger Bros.

Ideal in plan, 8 spacious rooms, 2 finely appointed baths, breakfast room, two sleeping porches, garage on rear of deep lot.

Ideal in finish and completeness. This home leaves nothing to be desired, for everything necessary for convenience and comfort has been foreseen.

See Them Tomorrow—Exhibit home open all day and evening.

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706 Colorado Building. Main 6140

HOMES

An Exceptional Opportunity

To purchase a country estate ten miles from Washington
On a beautiful macadam road
Splendidly located in Montgomery County, Maryland

This property, over 400 acres, is improved by a stone mansion containing 21 rooms and 7 baths, including a large ballroom; extensive porches, hardwood floors and the most modern fixtures. The property has numerous outbuildings, stone garage for eight cars, superintendent's house, two bungalows and complete equipment.

It is splendidly adapted to entertaining, and is regarded as one of the finest country homes in the vicinity of Washington. Sale can be made immediately for about \$100,000 less than actual cost three years ago. For inspection or information apply to

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